

ROUNDHOUSE CAMPUS

PLANNING STATEMENT

JANUARY 2017

Allies and Morrison

Roundhouse

Planning Statement

January 2017

Allies and Morrison

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1 Introduction

- 1.1 This planning statement is in support of planning and listed building applications for development at the Roundhouse, Chalk Farm Road, London NW1 8EH. The application is made on behalf of the Roundhouse Trust.
- 1.2 The Roundhouse was first built in 1846 as a train shed adjacent to the main line into King's Cross, but used for much of the next century as a warehouse until its first reincarnation in 1966 as a multi-purpose arts venue known then as Centre 42. Today, the building's iconic form and extraordinary legacy has made it one of the most recognised names in London and one of the most famous venues in the world attracting major artists from Akram Khan to Jay Z, and offering audiences new and exciting experiences in live music, circus, theatre, visual arts and spoken word.
- 1.3 At the heart of all the Roundhouse's activities lies its mission to work with over 3,000 11-25 year olds each year supporting them to reach their full potential by offering projects in music, media and performing arts. The Roundhouse believes participation in arts activity unlocks young people's creative skills, empathy, knowledge and self-confidence and that this will help them to lead fulfilling lives.
- 1.4 This charitable mission is the founding concept on which the Roundhouse was established, reopening to the public in 2006 following a major redevelopment campaign. In the last ten years, the Roundhouse has continued to expand its work, becoming a hub for the north London community, and an arts venue of global renown, while its education and charitable programmes have reached more than 30,000 young people.
- 1.5 More recently, when the Roundhouse needed to move out of its office premises in Camden Town, a brand new container office building was constructed on the Roundhouse service yard. This was designed not only to house Roundhouse staff on site, but also to create an additional income stream through hiring out office space, thereby contributing to the unique sustainability whilst also attracting other cultural organisations onto the site, to build on the Roundhouse's growing reputation as a centre of cultural excellence.
- 1.6 In 2015, the Roundhouse commissioned Allies and Morrison to assist in a wide-ranging investigation of the organisation's ongoing space needs. The Roundhouse's creative learning programme was severely hampered by the limitations of its current premises, while the large service yard to the west of the main building clearly offered an opportunity to resolve this challenge. The current application is the result of that investigation. It proposes a comprehensive plan for the Roundhouse campus that:
 - Provides new studios for the Roundhouse's work with young people
 - Creates additional office space to bring more organisations to the site and underpin the Roundhouse's commercial security
 - Provide space for and attract creative entrepreneurs
 - Rationalises the campus, separating public areas from service yard and creating distinct areas for goods and waste handling
 - Resolves the site's previous piecemeal development into a coherent urban and architectural vision
 - Addresses the public space around the Roundhouse site, strengthening visual links between the campus and Chalk Farm Road
- 1.7 The development comprises: the erection of a studio and office building; erection of an additional floor to the existing 5-storey office building; and, rail side storage together with alterations and additions within the existing service yard.

1.8 The application supporting documents comprise:

Design and Access Statement (including Heritage Statement) (Allies and Morrison, January 2017)

Sustainable Design and Construction Statement (Ingleton Wood, September 2016)

Statement of Sustainability (for modification to Container Building) (Keeping Blue, September 2016)

Energy Statement (for modification to Container Building) (Keeping Blue, September 2016)

Daylight and Sunlight Assessment (for modification to Container Building) (Keeping Blue, March 2016)

Drawings schedule:

| Number | Title | Rev | Scale |
|-------------|----------------------------|-----|-------------|
| 1056_07_001 | Site Location Plan | P3 | 1:2000 @ A3 |
| 1056_07_002 | Site Roof Plan - Existing | P3 | 1:400 @ A3 |
| 1056_07_003 | Site Roof Plan - Proposed | P3 | 1:400 @ A3 |
| 1056_07_004 | Proposed Site Layout Plan | P3 | 1:400 @ A3 |
| 1056_07_010 | Ground Floor Plan | P3 | 1:200 @ A3 |
| 1056_07_011 | First Floor Plan | P3 | 1:200 @ A3 |
| 1056_07_012 | Second Floor Plan | P3 | 1:200 @ A3 |
| 1056_07_013 | Third Floor Plan | P3 | 1:200 @ A3 |
| 1056_07_014 | Fourth Floor Plan | P3 | 1:200 @ A3 |
| 1056_07_015 | Fifth Floor Plan | P3 | 1:200 @ A3 |
| 1056_07_016 | Roof Plan | P3 | 1:200 @ A3 |
| 1056_07_018 | Site Elevations - Existing | P3 | 1:400 @ A3 |
| 1056_07_019 | Site Elevations - Proposed | P3 | 1:400 @ A3 |
| 1056_07_020 | Elevations 01 & 02 | P3 | 1:200 @ A3 |
| 1056_07_021 | Elevations 03 & 04 | P3 | 1:200 @ A3 |
| 1056_07_022 | Elevations 05 & 06 | P3 | 1:200 @ A3 |
| 1056_07_030 | Section A-A & B-B | P3 | 1:200 @ A3 |
| 1056_07_031 | Sections C-C & D-D | P3 | 1:200 @ A3 |
| 1056_07_032 | Sections E-E & F-F | P3 | 1:200 @ A3 |
| 1056_07_033 | Sections G-G | P3 | 1:100 @ A3 |
| 1056_07_050 | Bay Study | P3 | 1:100 @ A3 |
| 1056_07_060 | Rail Side Storage | P3 | 1:200 @ A3 |

2 Site and context

- 2.1 The Roundhouse is on a site of 0.35 ha in area located on the southwestern side of Chalk Farm Road east of the junction with Regents Park Road approximately 0.8 km. from Camden High Street. It is within Camden Town Centre.
- 2.2 The Roundhouse is listed Grade II* and a Transport Heritage Site. It has a circular plan 48 metres in diameter and is constructed of white Suffolk brick with a low pitched conical slate roof with a central smoke louvre, now glazed, and bracketed eaves. The slate roof is carried internally on 24 cast-iron Doric columns on a framework of curved ribs.
- 2.3 A three storey foyer wing was attached to the north western side of the building in 2005/06 housing a box office, a bar, cafe and a foyer / gallery. The foyer wing is of modern design, constructed with a concrete frame, clad in glass and steel with louvered aluminium rain screen panels. The bar and kitchen was redeveloped and a separate entrance added to the foyer wing alongside Chalk Farm Road, in 2010.
- 2.4 A five storey building used for office and storage was erected in 2015. This is located on the western part of the Roundhouse site and includes an oversail bridging over the site's Regents Park Road vehicular access and close to the adjoining 210 Regents Park Road residential development.
- 2.5 The Roundhouse lies within and forms a north western boundary of the Regents Canal Conservation Area that stretches to the southeast along the length of Chalk Farm Road to the Regents Canal. The Roundhouse service yard abuts the boundary of the conservation area with only the north eastern tip lying within the designated area.
- 2.6 The site boundary to Chalk Farm Road comprises a wall varying in height from approximately 2.75 m to 4.5 m. The boundary wall has listed status being within the curtilage of the Roundhouse. On the corner of Regents Park Road, a 19th century granite, Grade II listed drinking fountain approximately 2 m in height, presented by the Metropolitan Cattle Trough and Drinking Fountain Association, is attached to the wall. The boundary wall is surmounted by a timber fence, which, on the corner with Regents Park Road, supports a pair of 64 and 48 sheet commercial advertising displays. On Regents Park Road the perimeter wall exhibits street art before giving way to recent brickwork and concrete set behind a timber fence.
- 2.7 The ground level of the service yard along the Chalk Farm Road frontage, behind the retaining wall, is approximately 4 metres above road level. This reduces to some 1.5 metres above the level of Regents Park Road at the western end of the site due to the slope of the surrounding land that rises to the west. There is a ramped 6 metre wide two-way vehicular access to the application site from Regents Park Road.
- 2.8 Immediately west of the vehicular entrance, No. 210 Regents Park Road is a modern 5-storey, flat roofed block of flats, 'Circa,' with a basement car park. This building is clad in terracotta panels with front windows overlooking Regents Park Road and rear windows and balconies overlooking the railway line to St. Pancras station that bounds the application site to the south.
- 2.9 Opposite the application site, Nos. 151-153 Regents Park Road (the site of the former Adelaide Tavern) is a pastiche Victorian terrace laid out as six flats. The building is 3-storeys plus a mansard roof with dormer windows. This development extends to Adelaide Road and includes No. 155 Regents Park Road (facing Chalk Farm Road) again 3-storey plus mansard roof in offices and residential use with a Class A5 (Hot food take-away) and a Class A3 (Restaurant) on the ground floor.
- 2.10 Chalk Farm Underground Station, on the northern corner of Chalk Farm Road and Adelaide Road, is listed Grade II.
- 2.11 Haverstock Hill, the A502, rises to the northwest from the junction of Adelaide Road towards Belsize Park and Hampstead.

- 2.12 On Chalk Farm Road, the surrounding area is characterised by a mix of commercial and residential buildings of varying heights. To the southeast, the Roundhouse abuts Nos. 100/100a Chalk Farm Road, a blue clad, 5 / 6-storey office building circa 1974, recently granted planning permission for a housing led mixed-use redevelopment by One Housing Group.
- 2.13 The application site has excellent public transport accessibility (PTAL 6a) and is within a short walking distance of both Chalk Farm and Camden Town stations (0.1 km and 0.8 km respectively). Kentish Town West station, located within 700 metre of the site, provides access to London Overground. Adjacent to the Roundhouse on Chalk Farm Road is the Roundhouse bus stop with bus routes 31 Chalk Farm to White City, 168 Old Kent Road to Hampstead, 393 Chalk Farm to Clapton Pond and night services N5 Trafalgar Square to Edgware, N28 Camden Town to Wandsworth and N31 Camden Town to Clapham Junction.
- 2.14 The site lies in a controlled parking zone that operates seven days a week Monday-Friday 8.30 am to 11.00 pm and Saturday & Sunday 9.30 am to 11.00 pm. Metered car parking is available on both Regent's Park Road and Chalk Farm Road.
- 2.15 The site lies within Flood Zone 1. Neither the site nor the proposed land use fall within a category set out in the Table in Schedule 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and a flood risk assessment is not required.
- 2.16 The southern part of the Roundhouse service yard is included in consultation safeguarding provisions for HS2.
- 2.17 Designated View - Landmark Viewing Corridor Parliament Hill to the Palace of Westminster lies to the east of No. 100 Chalk Farm Road. The Roundhouse and the adjoining service yard lie within the Wider Strategic Viewing Corridor but are not within the corridor itself.

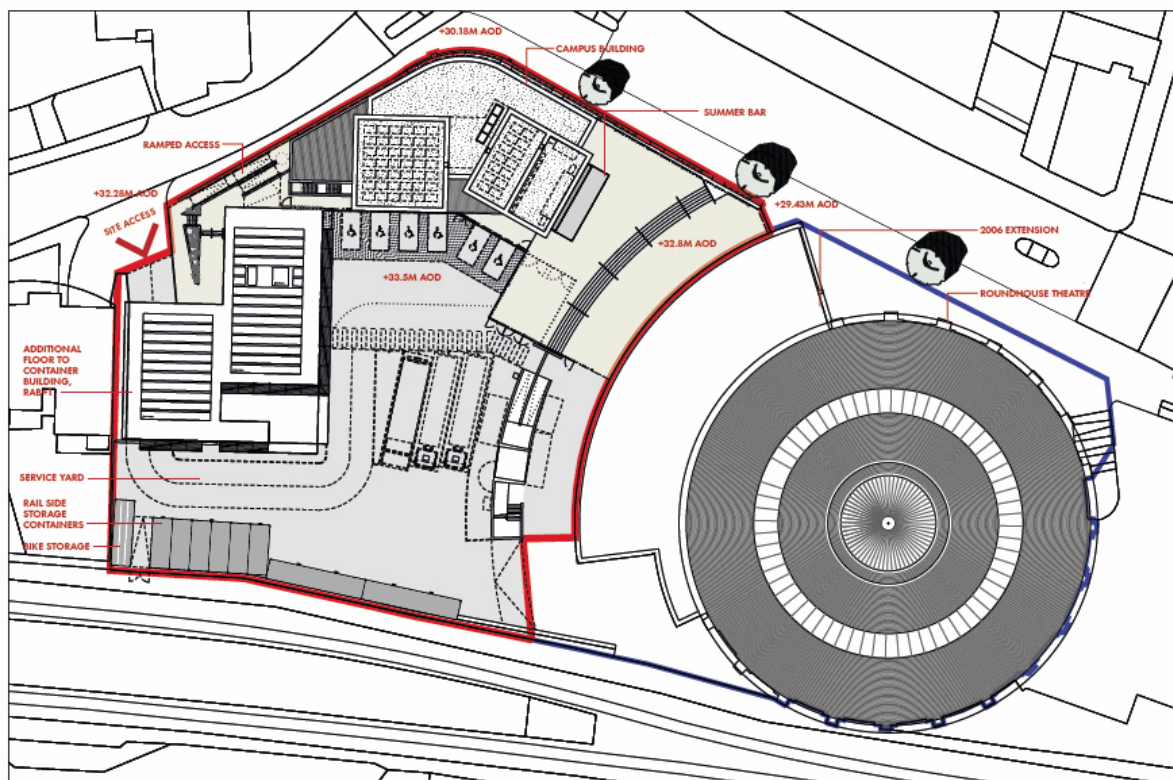
3 Proposed development

- 3.1 The application site area is 3,481 square metres and constitutes “brownfield” previously developed land within the designated Camden Town Centre. The development is to provide essential studio space and ancillary facilities for the Roundhouse Trust, together with lettable Use Class B1 (Business) floor space ideally for occupation by small creative and/or community enterprises.
- 3.2 The development comprises: the Campus Building, a studio and office building; RAB+1, the erection of an additional floor to the existing office building; and, rail side storage together with alterations and additions within the existing service yard.
- 3.3 The Campus Building provides accommodation as follows:
- Studios: 3 no. studios providing 631 sqm of new studio and breakout space for the Roundhouse’s programme of work with young people. The new studios are expected to reach as many as 1,000 young people over the next few years.
 - Flexible office space: 353 sqm of office space for creative entrepreneurs aged 18 - 30
- 3.4 RAB (Roundhouse Administration Building) +1 is an additional floor to the existing office building comprises. The storey-height extension to the container building will provide 468 sq m of office space. The building mass of the proposed additional floor has been tailored to fit local constraints. The height of the proposed additional floor relates to the height of the adjacent ‘Circa’ apartment building on Regent’s Park Road. The storey extension itself will provide additional lettable office space to help underpin the Roundhouse’s financial security, which is an essential component of the scheme as it will secure revenue income to be used to fund the charitable programme with young people in the Campus building.
- 3.5 The rail side storage area will provide 307 sq m of storage space for the Roundhouse flexible seating system. This seating is currently stored on site in moveable shipping containers on the north side of the Service Yard.
- 3.6 The layout of the development and alterations to the external site areas are summarised as follows:
- Container Building extension matches the existing fourth floor of the Container Building.
 - The Campus building is laid out along the northern perimeter of the site. To the south it will provide a new boundary to the service yard. To the north and east it is bounded by the existing site perimeter, whose dilapidated fence and advertising hoardings will be replaced by a new elevation to Chalk Farm Road. To the west, it will replace the temporary Tiki bar with a new summer bar facing the Roundhouse extension. A clear delineation is therefore created between the public space between Torquil’s Bar and the new summer bar; and the service yard.
 - A removable fence will reinforce this separation as a security boundary.
 - The entrance to the Campus Building will be from the service yard. The colonnade under the west studio block defines a safe route for pedestrians, linking the Container Building entrance with the Campus Building, and with the Roundhouse itself.
 - The storage area is laid out along the south perimeter of the campus. This allows easy access for delivery vehicles, and focuses vehicle movement along the south perimeter, well away from public areas. This external yard area will be cleaned up and much improved.

3.7 The floor area schedule is as follows:

| Campus Building | GEA (sqm) | GIA (sqm) | B1 | D1 |
|------------------------------|-------------|-------------|-------------|------------|
| Ground Floor | 536 | 479 | 353 | 126 |
| First Floor | 483 | 437 | | 437 |
| Second Floor | 114 | 68 | | 68 |
| Third Floor | 50 | 0 | | |
| Fourth Floor | 27 | 0 | | |
| | | | | |
| RAB+1 | | | | |
| Fifth Floor | 497 | 468 | 468 | |
| | | | | |
| Rail Side Storage | | | | |
| Ground Floor | 170 | 163 | 163 | |
| First Floor | 150 | 144 | 144 | |
| Total New Development | 2027 | 1759 | 1128 | 631 |

SITE PLAN LAYOUT DAS p26



Proposed site layout plan

4 Technical reports summary

Design and Access Statement

- 4.1 The Design and Access Statement (DAS) describes how the design of the buildings has developed leading up to the planning application. The format is based on guidance notably CABE's "Design and Access Statements – How to write, read and use them" and Section 3 of DCLG Circular 01/2006. The site context and analysis is described and parameters are identified which have guided the design proposals.
- 4.2 The DAS explains that the height of the Container Building extension, RAB+1, is 0.6m taller than the adjacent 'Circa' building on Regent's Park Road, and 8 metres lower than the roof peak of the Roundhouse. The container module is expressed throughout the building, and glazing will be set within individual container openings. This, together with the architectural language of frames and nodes, will break down the scale of the building providing interest and legibility at various viewing distances. The proposed new building has been sited to minimise the impact on sunlight and daylight to nearby buildings and to capture and use natural daylight into the office spaces. The proposed addition to the 2015 project will be an exact copy of the metal and glass external skin that was employed in that award winning building.
- 4.3 The Campus Building is broken down into legible separate elements, of human scale, and of a height commensurate with surrounding structures. Massing is used to form a bridge between the Container Building to the west and the Roundhouse extension to the east. The two studio blocks step down, so as to form a graded series between the Container Building and the Roundhouse extension, visually linking the two. The west studio is 4.65 m lower than the Container Building. The east studio is 7 m lower than the Container Building. The new street frontage is kept 0.9m lower than the Roundhouse extension, and 3.9m lower than the adjacent building at 157 Regent's Park Road. This limited height prevents it from dominating the retaining wall below. A key design objective of the scheme is to provide some unity to a site currently occupied by three very different structures. The two angled studio blocks will provide an eye-catching addition to Chalk Farm Road. Their scale expresses their function, and matches with the container module already introduced to the Roundhouse campus. Although very different in character, both the 2006 Roundhouse extension and the Container Building are metal-clad. The use of metal cladding therefore became a way to link the two existing structures.
- 4.4 The DAS incorporates a **Heritage Statement**. The proposals have no physical impact either on the original Roundhouse building, or on the listed railway retaining wall along the north side of the campus. No historic material is removed. No changes are proposed to nineteenth century fabric. The effect of the proposals on the curtilage of the listed structures, the setting of the Roundhouse and the retaining wall, are considered. The design strategy of the campus plan is described and is:
- To conserve the fabric of Roundhouse and retaining wall
 - To design massing and form so as to unite the disparate buildings that form the context of the Roundhouse
 - To enhance the retaining wall by removing timber fences and advertising hoardings, replacing them with a neat, well-scaled elevation that provides animation towards Chalk Farm Road
- 4.5 The new elevation above the retaining wall has been designed to pick up on the rhythms of historic buttresses, creating a respectful connection between new and old fabric. Meanwhile, long views down Haverstock Hill retain the characteristic silhouette of the Roundhouse roof, with its conical cap, as illustrated in views included in the Design and Access Statement. The brick elevation of the Roundhouse is already masked by the 2006 extension. It is concluded that the proposals will have no impact on historic fabric and will enhance the setting of the Roundhouse by unifying the buildings and extensions within the campus. The proposals will enhance the setting of the retaining wall by replacing fences and hoardings with a new, sensitively-designed elevation.

- 4.6 The proposals do not affect protected viewing corridors. The viewing corridor, 2A: Parliament Hill to Palace of Westminster passes to the east of the site, approximately 100m from the proposed Campus Building.
- 4.7 The DAS includes a **Transport Statement** and as the proposed buildings are not designed to increase the Roundhouse's performance programme, no increase in public visitor numbers will be generated. There will be a small increase in staff numbers, an increase in the number of young people coming to the Roundhouse to use the studios, and an increase in employment numbers through the new office. The majority these groups, however, are expected to arrive by public transport, as at present. The proposals include 23 cycle parking spaces for staff and visitors.
- 4.8 As at present vehicles will access the site from Regent's Park Road, through the secure sliding electric gate in the southwest corner. No additional parking spaces will be provided. Six disabled parking spaces will be provided, along with 6 no. parking spaces for visiting sub-contractors and artists and 3 large servicing vehicle spaces in the Service Yard. Existing servicing arrangements will be largely unaffected by the proposals, with refuse collection, deliveries and production vehicles accessing the site from Regent's Park Road and manoeuvring in the Service Yard. Tracking analysis for vehicles in the Service Yard has been carried out by Paul Mew Associates. The servicing arrangements are considered to be satisfactory and result in no material change compared with the site's extant operations.

Sustainable Design and Construction Statement

- 4.9 The Sustainability Statement reports sets out the design response to the relevant legislation and national, strategic and local policy and guidance. This is expressed as a set of key sustainable targets and objectives which include: thermal performance, water, waste, green materials and construction, climate change adaptability, landscape and nature, and management. Connecting to existing / proposed District heating Networks has been considered but an analysis of the heat map indicates that there are currently no existing or proposed district heat networks in close proximity to the site making any connection unfeasible. The nearest large proposed heat network in Camden is along Camden Road, which is approximately 2.5km from the site. It is concluded that due to the size and limited continuous heat demand of the proposed development, on-site CHP is not an economically viable option.
- 4.10 PVs are considered to be a viable option for the site due to the available space at roof level, good solar access with little overshadowing, and the limited visual impact on the surroundings compared to other technologies (such as wind turbines). The proposal will aim to achieve a 50% reduction in both peak flow rates and total runoff volume through the installation of SuDS (i.e. green roof, permeable paving, potential attenuation tank etc.). This will lessen the impact on the existing surface water drainage system and minimise flash floods as a consequence of intense rainfall events.
- 4.11 A BREEAM 2014 New Construction Pre-Assessment has been carried out for the proposed Campus Building. The development currently achieves a BREEAM score of 61.63%, which equates to a rating of 'Very Good'. This score is indicative in line with what the current scheme can achieve and will need to be continually assessed throughout the programme. Additional 'potential' credits have been highlighted which need to be reviewed further by the design team in order to confirm compliance. These credits will also act as a back-up in case some of the currently targeted credits cannot be achieved as the design progresses. Although the credits currently targeted (and 'potential' credits) are technically feasible and relevant for the scheme, they will need to be carefully considered and some may not be targeted due to the financial constraints of the scheme. This will be analysed in detail at the next design stage and the environmental benefits will be considered against costs.

Statement of Sustainability and Energy Statement

- 4.12 A Statement of Sustainability has been prepared for the proposed New Level to the Roundhouse Administration Building, (RAB+1). The extension is to be constructed from recycled shipping containers, consistent with the existing building. The development has been shown to meet the local sustainability requirements. These include the Camden Development Policy DP22 'Sustainable Design & Construction' and DP23 'Water' requirements for minor extensions. Further guidance and specific targets have been provided in the Camden Planning Guidance Document 3 – Sustainability (CPG3).
- 4.13 The Energy Statement shows how the proposed extension meets the Building Regulations 'energy efficiency requirements', as set out in the Approved Document L2B. In addition, the Camden Core Strategy CS13 has been adhered to, as detailed in the Camden Planning Guidance Document 3 – Sustainability. It has been shown that the proposed extension does not exceed the size limitations in order to be classed as a new building, for the purposes of Part L compliance (<25% of floor area of existing building). However, due to the size of the existing building (>1,000m²), the proposed extension triggers certain 'consequential improvements'. Due to the recent completion of the existing building (2015) and high standard of energy efficiency ('A' rated Energy Performance Certificate), it has been shown that the improvement measures outlined in Approved Document L2B would not be feasible. The proposed extension will meet and exceed the fabric standards and building services efficiency requirements. In terms of opening areas, these will match the part of the building to which the extension is attached (the existing top floor), in order to demonstrate compliance with the limitations on opening areas.

Daylight and Sunlight Assessment

- 4.14 The Daylight and Sunlight Assessment has been undertaken for the proposed extension on top of the Roundhouse Administration Building. The building is situated to the south of Regent's Park Road, adjacent to an existing residential building and opposite a mixed-use building. The proposed extension consists of an additional level (5th floor) with a similar footprint to the existing 4th floor. The purpose of the assessment is to perform a daylight and sunlight assessment for the habitable rooms of the neighbouring properties, and to compare with guidance provided by the BRE (BR209: Site Layout Planning for Daylight and Sunlight 2011).
- 4.15 There are two components of natural light which need to be considered when assessing the impact of a proposed development on the surrounding properties, being the level of daylight and the annual sunlight hours. Both are given as a percentage/proportion of a theoretical maximum, with limits set by the BRE giving guidance on acceptable levels. In terms of daylight levels to a window, the BRE has set a guideline for a Vertical Sky Component (VSC) of 27%, or a reduction of not worse than 0.8 times the former level. The 27% figure relates to low density suburban housing. The BRE advises that in inner city locations lower values can be acceptable.
- 4.16 The results of the daylight assessment indicate that all of the assessed windows would retain a VSC of not less than 0.8 times their former level, following the proposed extension. Thus the reduction in daylight levels is not likely to be noticeable, according to the BRE. In terms of Annual Probable Sunlight Hours (APSH), the BRE guidance advises that a figure of 25% of maximum hours (which is around 1500 hours in London) will be adequate. 151-153 Regent's Park Road and 155 Regent's Park road all achieve annual levels significantly higher than 25%. The adjacent 210 Regents Park Road falls outside a 45° angle of the furthest projection of the proposed development, and is thus not considered to be obstructed. The retail units to the north of Chalk Farm Road all are further than 34.0m (25° angle) from the proposed development and thus are not considered to be obstructed. The values of daylight levels and annual sunlight hours are thus considered to be acceptable for all surrounding properties.

5 Planning History

- 5.1 The planning history for the Roundhouse is summarised as follows:

2014/0853/P Permission dated 8.1. 2015

- 5.2 Erection of a five storey building, with office use at first to fourth levels (B1(a)) and ancillary storage at ground for use in connection with the Roundhouse together with the provision of 14 cycle parking spaces.
- 5.3 This permission was subject to a S106 Planning Agreement with obligations in respect of aspect of the development including: Boundary Wall repair, Construction Management Plan, Sustainability Plan, and the use of the development including authorised users.

2004/3076/P and 2004/3280/L Permission dated 12.8.2004

- 5.4 Variation of planning permission for extension to Roundhouse granted on 01.09.2003 (ref. No. PEX0200484/R1) to extend basement to create permanent storage area, addition of hoist and relocation of external disabled access ramp.

PEX0200484 / 491 Permission dated 5.11.2002

- 5.5 Use of the undercroft (ground floor) of the Roundhouse building as a 'Creative Centre' and external alterations to the Roundhouse building plus the erection of a three-storey extension to the west side of the building comprising support facilities, café, bar and corporate hospitality plus the use of the adjoining land as a private open space; a service road; parking for 15 cars of which seven are dedicated for disabled badge holders).

100 Chalk Farm Road 2013/5403/P Permission dated 27.3.2015

- 5.6 One Housing Group: redevelopment of site to create a mixed-use development comprising 57 market flats (13x1beds, 28x2beds and 16x3beds), 6 affordable flats (3x3 bed social rented, 3x1 bed intermediate), new office, retail and restaurant units with associated works to highways and landscaping; following demolition of existing buildings and car park.

6 Consultation and engagement

- 6.1 Pre application advice has been obtained from Camden Council. In their letter dated 7 June 2016 the Local Planning Authority advised that they wished to see a long term vision for the Roundhouse, so that the development would provide for the needs of the Roundhouse for the next 10-20 years, to secure a cohesive design approach rather than bringing forward piecemeal development.

"We are keen to support proposals that will result in an improved Roundhouse, which will enable the organisation to continue to contribute towards arts and culture within Camden. In terms of principle, we would agree that the proposed location would be the most appropriate in terms of the setting on the Grade II Listed Roundhouse building and the necessary continued operation of the service yard."

The proposal provides the opportunity for a development which would be of a higher standard of design quality than exists at present. In its current form, the massing and bulk of the building pay regard to the main Roundhouse building. In long distance views the silhouette of the Roundhouse roof would remain appreciated and recognisable, respecting the setting of the listed building.

We support the current proposal subject to the detailed design and development. However, whilst the proposal seeks to remain deferential to the Roundhouse, officers believe a bolder architectural design could enliven this part of the site and add to the integrity and culture of the Roundhouse without harming its setting."

Please refer to the Design and Planning Statement (DAS) which explains how the design has developed in response to the advice received.

- 6.2 Historic England (HE) has also provided pre application advice. In their letter dated 22 April 2016, HE advise:

The proposals are for the construction of a new set of buildings within the yard north of the Roundhouse. Principally these will supply additional performance/studio space to serve the function of the Roundhouse as a performance venue and as a centre focused on the extension of the performing arts to diverse communities.

In our view the new proposals are likely to have a neutral impact on the setting of the Roundhouse. In fact, there are areas of the yard which as existing are poorly presented, and the works would bring about a significant enhancement to this area of the site.

The post-war history of inclusive arts programmes associated with the Roundhouse will be sustained by these proposals and, it is argued, will strengthen the long term function of the site for this purpose. This too can be considered to be of some benefit to the historic and communal value of the Roundhouse. Therefore we look forward to seeing this submitted as a full application in due course, but do not need to be consulted further at this stage unless as the scheme develops there are material changes which would affect the historic environment.

- 6.3 A number of stakeholders have also been engaged at the pre application stage. Allies and Morrison presented the proposals to local residents and businesses on 19th May 2016. Properties in the Chalk Farm Road and Regent's Park Road areas were notified by letter. Minutes of the session were kept by Roundhouse, and can be found in the Appendix to this document. Contact has also been made with Network Rail to cover the technical requirements of work adjacent to the railway lines.

7. Planning policy

National Planning Policy Framework

- 7.1 The National Planning Policy Framework (2012) provides the policy context at a national level. The Government is committed to securing economic growth in order to create jobs and prosperity (Paragraph 18). It is also committed to ensuring that the planning system does everything it can to support sustainable economic growth. The Government advises that planning should operate to encourage sustainable growth and significant weight should be placed on the need to support economic growth through the planning system (Paragraph 19). The NPPF Annex 2 defines main town centre uses as including leisure, entertainment facilities, offices, arts, culture, and tourism development including theatres, museums, galleries and concert halls. The NPPF promotes sustainable development and includes relevant policy guidance under section 7 Requiring good design and 12 Conserving and enhancing the historic environment.

The Development Plan

- 7.2 The Development Plan for the London Borough of Camden comprises:

The London Plan 2011 as amended
Camden Core Strategy 2010-25
Camden Development Policies 2010-25
The Camden Site Allocations Local Development Document adopted 8 September 2013

London Plan 2011

- 7.3 The application is not referable to the Mayor of London as this is a relatively small-scale development proposal. There are relevant London Plan policies specifically supporting the arts and culture (Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment) and Town Centres (Policy 2.15 Town Centres). In relation to heritage and design the following policies are relevant:
- Policy 7.2 An inclusive environment
 - Policy 7.3 Designing out crime
 - Policy 7.4 Local character
 - Policy 7.5 Public realm
 - Policy 7.6 Architecture
 - Policy 7.8 Heritage assets and archaeology
- 7.4 In relation to Sustainability & Climate change the core objective of The London Plan is an overall reduction in London's CO2 emissions. The following policies are relevant: Policy 5.2 Minimising Carbon Dioxide Emission; Policy 5.3 Sustainable Design and Construction; Policy 5.6 Decentralised Energy Networks; Policy 5.7 Renewable Energy. In July 2013, the Mayor published Draft Supplementary Planning Guidance 'Sustainable Design and Construction' that calls for the 40% carbon dioxide emissions reduction to be achieved from 1st October 2013.

Camden Core Strategy 2010-25

- 7.5 The key relevant Core Strategy policies are:

CS1 Distribution of growth
CS3 Other highly accessible areas
CS5 Managing the impact of growth and development
CS8 Promoting a successful and inclusive Camden economy
CS7 Promoting Camden's centres and shops
CS9 Achieving a successful Central London

CS10 Supporting community facilities and services
 CS11 Promoting sustainable and efficient travel
 CS13 Tackling climate change through promoting higher environmental standards
 CS14 Promoting high quality places and conserving our heritage
 CS17 Making Camden a safer place
 CS18 Dealing with our waste and encouraging recycling

Camden Development Policies 2010-25

- 7.6 The key Camden Development Policy applicable to the provision Arts Culture and Entertainment (ACE) and employment facilities, and whether housing should be provided on the Roundhouse service yard is: DP1 - 'Mixed use development' Policy DP1 explains the implementation of Core Strategy Policy CS1 Criterion h) and says the Council will require a mix of uses in development where appropriate in all parts of the borough, including a contribution towards the supply of housing. In town centres such as Camden Town, where more than 200 sq. m. additional floor space is provided, up to 50% of all additional floor space will be required to be housing. The Roundhouse development exceeds the 200 sq. m. threshold.
- 7.7 The key Camden Development Policies applicable to Transport and Servicing are:
 DP16 – 'The transport implications of development'
 DP17 – 'Walking, cycling and public transport'
 DP18 – 'Parking standards and limiting the availability of car parking'

Other planning guidance

- 7.8 Other planning guidance include:

The Regent's Canal Conservation Area Appraisal and Management Strategy adopted 11th September 2008

Building in Context: New Development in Historic Areas. CABE and English Heritage 2001

PPS5: Planning for the Historic Environment Practice Guide. English Heritage March 2010

Camden Supplementary Planning Documents 2011 and 2013: - CPG 1 - Design - CGP 3 - Sustainability - CGP 5 - Town Centres, Retail and Employment - CGP 7 - Transport - CPG 6 - Amenity

Sustainable Design and Construction Draft Supplementary Planning Guidance. Greater London Authority July 2013

Assessment

- 7.9 The key planning considerations raised by the development can be categorised as:

1. Principle of development
2. Land use – Offices and Arts, culture and entertainment (ACE)
3. Heritage assets and design
4. Transport and servicing
5. Sustainability and energy

1. Principle of development

- 7.10 The proposed Roundhouse development meets the NPPF sustainable development objectives, in terms of: economic, social and environmental roles:

- An economic role – providing employment and economic activity contributing to a strong, responsive and competitive economy;
- A social role – supporting a strong, vibrant and healthy community in Camden providing skills training for 11-25 year olds with social and cultural well-being for all age groups;

- An environmental role – contributing to protecting and enhancing the built and historic environment, the structure and setting of the Grade II* Roundhouse and the character and appearance of the adjoining Regents Canal Conservation Area, and construction on brownfield previously developed land.

7.11 The proposal also meets the following Core Planning Principles that the Framework says should be achieved (Paragraph 17):

- Enhancing and improving the places in which people live their lives;
- Supporting sustainable economic development to deliver business units and thriving local places that the country needs;
- Securing high quality design and a good standard of amenity;
- Promoting the vitality of our main urban areas;
- Reusing brownfield land that has been previously developed;
- Conserving heritage assets;
- Managing growth to make the fullest possible use of public transport, walking and cycling, and focusing significant development in locations which are or can be made sustainable; and,
- Improving social and cultural wellbeing for all, and delivering community and cultural facilities to help meet local needs.

2. Land use: Offices and Arts, Culture and Entertainment (ACE)

7.12 The London Plan (policy 4.6) supports the continued success of London's diverse range of arts, cultural, and entertainment enterprises and the cultural, social and economic benefits that they offer to its residents, workers and visitors. Camden Town lies in 'inner London' where the strategic policy is to work to realise the potential of inner London in ways that sustain and enhance economic growth while improving its distinct environment. Town Centre policy (2.15) seeks to provide the main foci beyond the Central Activities Zone for commercial development and intensification.

7.13 Chapter 4 of the London Plan 'London's Economy' promotes the continued development of a strong and sustainable economy. This is to be achieved by ensuring the availability of sufficient and suitable workspaces in terms of type, size and cost (Policy 4.1). Policy 4.2a 'Offices' seeks to enhance London's varied attractions for businesses of different types and sizes including small and medium sized enterprises. This applies both to the Roundhouse Trust and organizations that will initially occupy the lettable business units.

7.14 Camden Core Strategy CS7 – 'Promoting Camden's centres and shops' seeks successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors. The Roundhouse is recognised as a key contributor to Camden's vibrancy and reputation. The proposed Roundhouse development will clearly help achieve the policy objectives as it will enable the growth of the ACE sector by the provision new high quality studios, offices, workshops and other facilities.

7.15 The Council's Site Allocations Local Development Document was adopted on 8th September 2013 and identifies: "Site 33: 202-212 Chalk Farm Road (the Roundhouse Car Park)" as: "suitable for mixed-use development to provide a range of arts, entertainment and cultural uses alongside studios, workshop space and housing." CS5 says the Council will give particular consideration to providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role. The Roundhouse fulfils both roles.

7.16 The proposed development will comply with all relevant criteria of Policy CS8 which says the Council will: "c) expect a mix of employment facilities and types, including the provision of facilities suitable for small and medium sized enterprises, such as managed, affordable workspace; d) support local enterprise development, employment and training schemes for Camden residents; e) recognise and encourage the concentrations of creative and cultural businesses in the borough as well as supporting the development of Camden's tourism sector."

- 7.17 Referring to 'Creative industries' the Core Strategy (Paragraph 8.16) says that Camden is home to a large proportion of creative and cultural businesses, particularly in the visual and performing arts, music, and video, film and photography sectors. The Council's Creative and Cultural Industries Research Report and Action Plan 2009 found that these types of businesses create around 40,000 jobs and have an annual gross turnover of about £1 billion in Camden. The report identifies concentrations of creative and cultural businesses across the borough, with the largest in Camden Town.
- 7.18 The Council's Economic Impact Assessment 2009 for Camden Town however identified barriers to the growth of the important creative industries cluster. The key finding was a lack of depth and quality of the business offer. The Roundhouse development, including the business floorspace of 821 sq. m. for rent initially to creative and / or community-based industries, will assist in addressing this barrier.
- 7.19 In considering policy DP1 and whether a mix of uses should be sought, whether it can practically be achieved on the site, the most appropriate mix of uses, and the scale and nature of any contribution to the supply of housing and other secondary uses, Policy DP1 says the Council will take into account:
- a) the character of the development, the site and the area;
 - b) site size, the extent of the additional floor space, and constraints on including a mix of uses;
 - c) the need for an active street frontage and natural surveillance;
 - d) the economics and financial viability of the development including any particular associated costs;
 - e) whether the sole or primary use proposed is housing;
 - g) whether secondary uses would be incompatible with the character of the primary use;
 - f) whether an extension to the gross floor space is needed for an existing user;
 - h) whether the development is publicly funded;
 - i) any other planning objectives considered to be a priority for the site.
- 7.20 Paragraph 1.23 of the Camden Development Policies document provides "specific situations when mixed-use development may not be required" saying: "In addition to the general considerations that may limit the potential or scale for the development of a mix of uses or a contribution to secondary uses, there are a number specific types of development and circumstances that could render the inclusion of secondary uses inappropriate." Among the examples of exceptions to Policy DP1 where secondary uses would be inappropriate Paragraph 1.23 adds: "the Council will not seek housing or other secondary uses where they are not compatible with the primary use, for example where noise levels from an industrial use would compromise residential amenity, or where the incorporation of secondary uses would be precluded by the operational requirements of a specialised use, such as a hospital or healthcare facility, or an academic, research or educational institution".
- 7.21 The Roundhouse Trust considers secondary uses, including housing, would be inappropriate within the Roundhouse service yard; and that Policy DP1 does not apply to the proposed development for the following reasons:
- It would be impracticable for any residential development within the Roundhouse service yard given the Trust's activities that involve the operation of a very busy performing arts venue with loading of production equipment, Outside Broadcast vehicles, storage facilities and parking for disabled people. (Policy DP 1 exception Criteria a), b) and g) and Paragraph 1.23 exception).
 - The site is not suitable for residential use. It is a busy loading yard with heavy production traffic constantly moving from 8 am to 11 pm on most days. (Policy DP 1 exception Criterion g) and Paragraph 1.23 exception).
 - A larger building footprint would preclude other temporary activities and community access programmes on the site for the public to attend and enjoy, such as 'Camden Beach' when over 5 weeks in summer 2013 some 40,000 members of the community enjoyed free access the site. (Policy DP 1 exception Criterion j) and Paragraph 1.23 exception).
 - The Trust needs to be able to control access within the service yard and to and from the Roundhouse venue. (Policy DP 1 exception Criteria a), b) and g) and Paragraph 1.23 exception).

- The Trust is not a housing provider and the economics and financial viability of the development preclude the provision of a housing element. Providing such would distract the Roundhouse Trust from its core purpose for which it is renowned locally, nationally and internationally. (Policy DP 1 exception Criteria d) and h).
- The redevelopment of Nos. 100/100a Chalk Farm Road including 63 residential units by One Housing Group is on the site of the former Roundhouse Trust office accommodation.

7.21 The proposed development is therefore considered exempt from Policy DP1 particularly given the Camden Site Allocations Local Development Document 2013 which, specifically referring to the Roundhouse car park, says (Page 144): “Residential uses are identified as a priority in the borough and should form part of a mix of uses on site in accordance with policy (DP1) unless exceptional circumstances prevail such as whether development is essential for the needs of an existing user or the extent to which a project would be purely publicly funded. Residential accommodation will not be required where exceptional circumstances prevail such as whether development is essential for the needs of an existing user.”

3. Heritage assets and design

7.22 The designated heritage assets relevant to assessing the effect of the proposed development are the Grade II* listed Roundhouse, the listed Chalk Farm Road boundary wall and the adjoining Regent’s Canal Conservation Area. Section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development, which affects the setting of a listed building, the local planning authority shall have special regard to the desirability of preserving the setting of the building. “*Setting*” is defined as “*the surroundings in which a heritage is experienced*”. Section 72 of the Act provides a general duty in the exercise of planning functions that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. This includes development adjoining designated conservation areas.

7.23 The proposed development is described in the accompanying Design & Access Statement which includes consideration of the heritage context and the setting of the listed buildings. The extended administration building will be sited at the western extremity of the Roundhouse service yard. The roof of the building (excluding the photovoltaics) will be 8 m. below the top of the Roundhouse’s conical roof (not including the antenna). The proposed height and separation distance will ensure that the scheme is subservient and deferential to the Roundhouse. Viewed from Chalk Farm Road this means that the development will not impinge on views of the Roundhouse nor affect its setting that will be preserved.

7.24 Important views of the Roundhouse are available from the northwest on Haverstock Hill. The proposed siting of the development will ensure that these views are uninterrupted with the scheme entirely obscured behind No. 155 Regent’s Park Road. Glimpses of the Roundhouse are available above the balustrade of the pedestrianised Regents Park Road railway bridge but the new development will only be seen in oblique views with no adverse effect on any significant view of the Grade II * listed building. As advised by the NPPF (Paragraph 134) minor degree of harm to views of the heritage asset should be balanced against the public benefits of the proposal. These include helping to continue the optimum viable use of the building as an arts venue, its social and educational roles, and improvements to the layout of the service yard that will enhance the building’s setting.

7.25 The character of the adjoining Regent’s Canal Conservation Area running east from the Roundhouse along Chalk Farm Road derives at this location largely from its railway heritage. The new buildings will be appropriate within this context. The assembly will result in a distinctive, contemporary set of building that will bring visual interest adjacent to the designated area, albeit contrasting with the mostly 19th century surroundings. Such a contrast between building types within and adjoining historic areas finds support in ‘*Building in Context: New Development in Historic Areas*’ 2001 published by CABI and English Heritage. This echoes the view that there is no overriding reason to copy the architecture of existing buildings within historic areas.

7.26 The extended office building will also sit comfortably alongside the modern 'Circa' apartment building adjacent on Regent's Park Road. The development will result in an improvement in the visual appearance of the service yard, the space, the setting of the adjoining listed structures and also enhance the character and appearance of the Regents Canal Conservation Area. With regard to English Heritage's advice on potential heritage benefits weighing in favour of a proposed scheme provided by its PPS5 *'Planning for the Historic Environment Practice Guide'* the following conclusions are made:

- i. The development will sustain the significance of the Roundhouse and boundary wall and contribute to their setting;
- ii. The development will reduce or remove risk to the continued successful operation of the Roundhouse by providing essential ancillary space and supporting facilities
- iii. The development will help secure the optimum viable ACE use of the Roundhouse in support of the building's long term conservation;
- iv. The development will make a positive contribution to economic vitality and sustainable communities;
- v. The design is appropriate for its context and will make a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment;
- vi. The development will not damage the significance of the Roundhouse or the boundary wall on Chalk Farm Road.

7.27 For the reasons set out, the proposed scheme in terms of siting and design complies with national, regional and local policy and supplementary guidance for the historic built environment, including that by English Heritage and CABE.

7.28 Class B1 offices by definition are appropriate within a residential area and the development will also respect the amenity of nearby residents including the occupiers of the 'Circa' apartment building No. 210 Regent's Park Road. Excluding the photovoltaics, the additional floor to the Container Building, RAB+1 will be only 0.6 m. higher than the roof of the 'Circa'. The scheme has been designed to ensure that there will be no material overlooking of either windows or balconies on the 'Circa' and the supporting Daylight and Sunlight Assessment demonstrates that there will not result in any material loss of natural light to windows in the building's front or rear elevations.

4. Transport and servicing

7.29 NPPF says local planning authorities should support a pattern of development that facilitates the use of sustainable modes of transport. The London Plan 2011 encourages patterns and modes of development that reduce the need to travel, especially by car and advises that maximum car parking standards are applied. London Plan Policy 6.9 requires development to provide secure, integrated and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3 – 1 space per 250 sq. m. for Use Class B1 (Business). This is revised to 1 space per 150 sq. m. in the Revised Early Minor Alterations to the London Plan published on 11th October 2013. Policy 6.13 refers to maximum car parking standards set out at Table 6.2 – 1 space for between 600 - 1,000 sq. m. plus one space for each employee who is a disabled motorist.

7.30 The key Camden Core Strategy policy applicable to Transport and Servicing is: CS11 – *'Promoting sustainable and efficient travel'*. As part of its approach to minimising congestion and addressing the environmental impacts of travel, Policy CS11 requires the minimum private parking in new developments. Camden Development Policy DP16 promotes walking, cycling and public transport use. Policy DP17 again seeks to ensure that developments provide the minimum necessary car parking provision and Policy DP18 requires compliance with the Council's car and cycle parking standards set out in Appendix 2. These are – cycles minimum of 1 space per 250 sq. m. and car parking maximum of 1 space per 1,000 sq. m. and 1 space per disabled employee.

- 7.31 Camden Planning Guidance CPG 7 Transport provides the Council's thresholds for a transport assessment: more than 100 person trips during the morning or evening peaks (0700 - 1000 or 1600 - 1900 hours). Given the nature and scale of floor area provided in the development, the expected trips will be well below this threshold. It is noted that a Travel Plan prepared by the Roundhouse Trust supported the earlier application for the substantive office building (2014/0853/P). This demonstrated that employees and visitors to the new development will primarily use public transport. The application site has a PTAL rating 6a (Excellent) with adequate public transport capacity to serve the proposed development.
- 7.32 The proposed buildings are not designed to increase the Roundhouse's performance programme, no increase in public visitor numbers will be generated. There will be a small increase in staff numbers, an increase in the number of young people coming to the Roundhouse to use the studios, and a modest increase in employment numbers through the new office. The majority of these groups are expected to arrive by public transport, as at present. The impact of the proposal on the transport network in terms of new person trips on the wider transport network is considered minimal and insignificant.
- 7.33 There are currently six designated parking spaces for disabled people within the Roundhouse car park. The Roundhouse Trust is content that the retained Blue Badge parking provision will adequately meet any new demand generated by the proposed development. Secure cycle parking comprising Sheffield stands will be provided within the site for 23 bicycles. This provision exceeds Council's standards.
- 7.34 Existing servicing arrangements will be largely unaffected by the proposals, with refuse collection, deliveries and production vehicles accessing the site from Regent's Park Road and manoeuvring in the Service Yard. Tracking analysis for vehicles in the Service Yard has been carried out by Paul Mew Associates. The servicing arrangements are considered to be satisfactory and result in no material change compared with the site's extant operations.
- 7.35 It has previously been confirmed by HS2 that, should the new railway proceed, there is adequate headroom to enable any necessary HS2 vehicles, plant and equipment to gain access beneath the office building to the HS2 safeguarded land.

5. Sustainability and energy

- 7.36 NPPF Paragraphs 95 to 97 explain that the Government supports the move to a low carbon future. The London Plan 2011 Chapter 5 provides policies addressing '*London's response to climate change.*' Policy 5.2 requires development proposals to make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy: 1 Be lean: use less energy, 2 Be clean: supply energy efficiently, 3 Be green: use renewable energy.
- 7.37 Policy 5.3 requires the highest standards of sustainable design and construction to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Camden Core Strategy Policy CS5 says the Council will give particular attention to the provision of sustainable buildings. Policy CS13 requires all development to take measures to minimise the effects of, and adapt to, climate change and encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by measures that include ensuring developments use less energy. Camden Development Policy DP22 says the Council will promote and measure sustainable design and construction by: "expecting non-domestic developments of 500 sq. m. of floorspace or above to achieve "Very Good" in BREEAM assessments and "Excellent" from 2016 and encouraging zero carbon from 2019."

- 7.38 The supporting Sustainable Design Statements by Ingleton Wood (for new Campus Building) and Keeping Blue (for modification to Container Building) indicates the baseline energy demand and elaborates on the energy saving measures that will be implemented according to the London Plan's energy hierarchy. The Reports demonstrates how the buildings will comply with applicable policies in the London Plan, the Mayor's Draft Supplementary Planning Guidance, Camden Core Strategy, Camden Development Policies and Camden Planning Guidance CPG 3
- 7.39 The supporting BREEAM 2014 New Construction Pre-Assessment for the Campus Building sets out the scores predicted. The development currently achieves a BREEAM score of 61.63%, which equates to a rating of 'Very Good'. This score is indicative in line with what the current scheme can achieve and will need to be continually assessed throughout the programme. Additional 'potential' credits have been highlighted which need to be reviewed further by the design team in order to confirm compliance.
- 7.40 The submitted Statement of Sustainability prepared for the proposed New Level to the Roundhouse Administration Building (RAB+1) sets out how the development meets local sustainability requirements. The Energy Statement shows how the proposed extension meets the Building Regulations 'energy efficiency requirements', as set out in the Approved Document L2B. In addition, the Camden Core Strategy CS13 has been adhered to, as detailed in the Camden Planning Guidance Document 3 – Sustainability.
- 7.41 The development is considered therefore be compliant with London Plan 2011 and Camden's Core Strategy.

8. Conclusion

- 8.1 The Roundhouse is an important cultural venue attracting some 350,000 visitors each year. The site lies within a defined town centre and the provision and scale of the proposed ancillary accommodation is appropriate to the size, role and function of both the Roundhouse, Camden Town Centre and their catchments. The proposals provides for the Roundhouse's needs for the next 10-20 years, and is a cohesive design approach to the site. This is what the Local Planning Authority advised at the pre application stage that they wished to see.
- 8.2 The proposal will provide new studios for the Roundhouse's work with young people and secure economic benefits by providing ancillary accommodation for the Roundhouse and business space initially for small creative and / or community-based enterprises. The development complies with relevant advice set out in the NPPF and Development Plan policies applicable to Camden Town. In particular, the scheme has been carefully designed to preserve the setting of the Grade II* listed Roundhouse and the adjoining listed boundary wall. There will be some loss of view of the Roundhouse on Regent's Park Road but this will not amount to substantial and is balanced against the public benefits of the proposal.
- 8.3 Given the highly accessible location, the proposal will have no detrimental impact on the local highway network or parking conditions on surrounding streets with both car and cycle parking standards met. There will be no material impact on public transport capacity that is capable of serving the development. The servicing arrangements for both the Roundhouse and the proposed new administration and storage building will not materially change the site's extant operations.
- 8.4 The scheme will meet policy requirements regarding energy and minimizing carbon dioxide emissions with BREEAM 'Very Good' standard achieved.
- 8.5 The development will provide essential new, purpose built studios, ancillary offices and back of house storage facilities for the Roundhouse Trust. This will provide the following benefits to the Trust, the borough of Camden, its residents and local businesses:
- Safeguard the future of the Grade II* listed Roundhouse underpinning a sustainable financial model for the venue;
 - Supporting growth at the Roundhouse including single-site working for the existing administration team and allowing for future expansion and new traineeships and apprenticeships offering meaningful work experience for local young people;
 - Improve facilities for the Trust's partners, associate artists and companies;
 - Provide an appropriate working environment for a contemporary, creative and vibrant organisation bringing world-class music, circus and performing arts to Camden;
 - Sustain and further develop Camden Town as a cultural hub;
 - Offer employment opportunities for local residents;
 - Help continuing support for local businesses by attracting up to 500,000 visitors each year to programmes at the Roundhouse;
 - Improve site security and access;
 - Ensure compliance with the Equality Act 2010 by providing fully inclusive accessible offices enabling the Trust to ensure diversity in its workforce;
 - Realise the Trust's sustainability ambitions through the provision of environmentally sustainable and financially viable accommodation;
 - Preserve and improve the setting of the Grade II* listed Roundhouse;
 - Preserve and enhance the character and appearance of the Regents Canal Conservation Area;
 - Promote heritage and conservation principles by maintaining the restored retaining wall and drinking fountain on Chalk Farm Road.

**Development Control
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Mr M Davy
Roundhouse
Chalk Farm Road
London
NW1 8EH

SENT BY EMAIL ONLY

Contact: Seonaid Carr
Direct Line: 020 7974 2766
Email: seonaid.carr@camden.gov.uk

Date: 7 June 2016

Dear Mr Davy,

Re: Roundhouse, Chalk Farm Road, London, NW1 8EH

I write following our pre-application meetings in relation to the development works within the forecourt area of the Roundhouse site. During our meetings we have discussed a variety of options for development of the site. We also stressed that we wanted this to be a long term vision for the Roundhouse, so that this development would provide for the needs of the Roundhouse for the next 10-20 years. This approach would secure a cohesive design approach rather than bringing forward piecemeal development.

We are keen to support proposals that will result in an improved Roundhouse, which will enable the organisation to continue to contribute towards arts and culture within Camden.

In terms of principle, we would agree that the proposed location would be the most appropriate in terms of the setting on the Grade II Listed Roundhouse building and the necessary continued operation of the service yard.

The proposal provides the opportunity for a development which would be of a higher standard of design quality than exists at present. In its current form, the massing and bulk of the building pay regard to the main Roundhouse building. In long distance views the silhouette of the Roundhouse roof would remain appreciated and recognisable, respecting the setting of the listed building.

We support the current proposal subject to the detailed design and development. However, whilst the proposal seeks to remain deferential to the Roundhouse, officers

believe a bolder architectural design could enliven this part of the site and add to the integrity and culture of the Roundhouse without harming its setting.

During our meetings we also discussed the impact of the proposed extension together with the recently constructed office block on neighbouring residents in terms of daylight and sunlight. Please note any application to be submitted would need to be supported with a daylight and sunlight report to demonstrate neighbours residents would not be adversely affected by the development.

We are happy to continue to discuss refining the design prior to a formal application.

The views given above are at this stage informal and represent an officer opinion only, they cannot therefore be taken to influence or bind the Council on any future planning application. In addition the views given are made without the benefit of any consultation responses.

Please note that if you (the applicant or their representative) have drafted any notes of the pre-application meeting(s) held with the council you cannot assume that these are agreed unless you have received written confirmation of this from the case officer.

If you have any queries about the above letter please do not hesitate to contact Seonaid Carr on 020 7974 2766.

Yours sincerely

Seonaid Carr
Principal Planning Officer
Planning Solutions Team



Historic England

LONDON OFFICE

Ms Rathi Kumar
Roundhouse
Chalk Farm Road
London
NW1 8EH

Direct Dial: 020 7973 3785

Our ref: PA00428796

22 April 2016

Dear Ms Kumar

Request for Pre-application Advice

ROUNDHOUSE, CHALK FARM ROAD, LONDON, NW1 8EH

Thank you for your request for pre-application advice on the proposals for the Roundhouse. It was a pleasure to meet you and the rest of the team on site on 20 April.

Historic England would be a statutory consultee should you submit this proposal as a full application as the new buildings will be in the setting of the Grade II* listed Roundhouse.

The proposals are for the construction of a new set of buildings within the yard north of the Roundhouse. Principally these will supply additional performance/studio space to serve the function of the Roundhouse as a performance venue and as a centre focused on the extension of the performing arts to diverse communities.

In our view the new proposals are likely to have a neutral impact on the setting of the Roundhouse. In fact, there are areas of the yard which as existing are poorly presented, and the works would bring about a significant enhancement to this area of the site.

The post-war history of inclusive arts programmes associated with the Roundhouse will be sustained by these proposals and, it is argued, will strengthen the long term function of the site for this purpose. This too can be considered to be of some benefit to the historic and communal value of the Roundhouse.

Therefore we look forward to seeing this submitted as a full application in due course, but do not need to be consulted further at this stage unless as the scheme develops there are material changes which would affect the historic environment.

Please note that this response relates to historic building and historic area matters



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Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.



Historic England

LONDON OFFICE

only. If there are any archaeological implications to the proposals, it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel:020 7973 3735).

It may be appropriate to seek the advice of the local planning authority and/or the relevant amenity societies on your proposals.

If you have questions regarding any of the above, please do contact me.

Yours sincerely

Matthew Cooper

Assistant Inspector of Historic Buildings

E-mail: matthew.cooper@HistoricEngland.org.uk

ROUNDHOUSE, CHALK FARM ROAD, LONDON, NW1 8EH
Request for Pre-application Advice

Information Provided

P_160421 Historic England Presentation



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Minutes of Local residents meeting

Held in: Weston Production Room,
Held on: 19th May 2016, 6.30pm

Present:

Gary Phillips (GP) – Local Resident
Linda Phillips (LP) – Local Resident
Paddy Dillon (PD) – Allies & Morrison
Marcus Davey (MD) – Roundhouse
Michael Dixon (MRD) – Roundhouse
Mark Butler (MB) – Roundhouse
Rathi Kumar (RK) – Roundhouse
Johnathan Tuck (JT) – Roundhouse

Minutes:

Felicity Brown (FB) – Roundhouse



ROUNDHOUSE

| | | Action |
|----|---|--------|
| 1. | MD intro and speech Stated Roundhouse's aims as a charity, and as a gig venue to generate the income to enable this to happen. Briefly explained purpose of new admin building. There are now more YPs than ever that need our support so we want to create a building in which this can happen. | |
| 2. | Promo video about the Roundhouse Showed a video about the charitable work for YPS the Roundhouse does. | |
| 3. | Paddy Dillon presentation There is a lot of space in the yard that can be used to help our achievements with Young people. The project would: <ul style="list-style-type: none">- Create more space for Roundhouse team- Resolve issues with outside space not being utilised to its full potential.- Unite 3 objects (original, extension, container building) North side was chosen as a space for a development opportunity. We are also addressing the public realm. This is a great opportunity to make the streetscape look better and tidy it up. Ran through proposal with visual plans, what we intend to do and why, including different angles etc. MD – Timeframe - Extra floor on admin building by the end of next year or beginning of following year. Other building planned for maybe a year or 2 years but no solid timeframe yet. | |

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|----|--|--|
| 4. | <p>Q&A</p> <p>GP – How many floors will the new building be? PD – 2 floors with a 3rd for toilets.</p> <p>GP – Will you be digging down underneath the carpark? PD – No.</p> <p>GP – How long will the initial process of putting up the building take? PD – Has to be fast as the RH cannot stop functioning as a venue. Currently looking at cross-laminated timber as a solution which is a much quicker process.</p> <p>LP – Will we be tidying up other side of carpark towards train tracks? PD – Yes. Funding permitting, we will be tidying up this whole area.</p> <p>GP – When the new building is operational do you think it will be worth it? MD – The idea is that we'd get to work with an extra 1000 young people per year, which of course is worth it.</p> <p>GP – Have you started the planning process? MD – We are currently in pre-planning stage with Camden.</p> <p>GP – Will you be restricting the entrance of large trucks? MD – We are constantly trying to make sure yard access for large vehicles is not an issue for local residents and will continue to do so.</p> <p>GP – Do you have any onsite parking? MD – We have production and disabled parking.</p> <p>GP - Are the buildings going to be disabled access friendly? MD – Yes</p> <p>GP - Is the building sustainable? MD – Yes, we are constantly looking for ways to make our current buildings and new building projects are sustainable.</p> <p>GP – How are you raising money? MD – Sponsorship, government funds etc. The total cost is £6 million.</p> <p>GP - Are we sorting out the wall on Regents park road? MD – Yes, we have included this wall in our plans.</p> | |
| 5. | <p>AOB</p> <p>GP brought up an issue that they have been having with trucks unloading very early in the morning outside of normal Roundhouse loading hours.</p> <p>MB apologised for this and assured GP that we work hard to try to ensure this doesn't happen. Requested that residents contact us directly with any problems.</p> | |

Allies and Morrison**Kenny Fitzmaurice** <kfitzmaurice@alliesandmorrison.com>

RE: Any news

Marcus Davey <Marcus.Davey@roundhouse.org.uk>

15 December 2016 at 15:16

To: "Carr, Seonaid" <Seonaid.Carr@camden.gov.uk>

Cc: "Paddy Dillon (pdillon@alliesandmorrison.com) (pdillon@alliesandmorrison.com)" <pdillon@alliesandmorrison.com>, "Kenny Fitzmaurice (kfitzmaurice@alliesandmorrison.com)" <kfitzmaurice@alliesandmorrison.com>, Rathi Kumar <Rathi.Kumar@roundhouse.org.uk>, Tom King <Tom.King@roundhouse.org.uk>

Dear Seonaid

Thank you so much for this email and I am delighted we have found a way forward. We will do everything you ask for below and I would really welcome a meeting with Bethany and David. Could we arrange a time for the New Year and if possible at the Roundhouse as I would love to show them around and to show them the site where the Campus Building will go. Thank you for all of your help.

With best wishes

Marcus

From: Carr, Seonaid [mailto:Seonaid.Carr@camden.gov.uk]**Sent:** 15 December 2016 14:38**To:** Marcus Davey**Cc:** Paddy Dillon (pdillon@alliesandmorrison.com) (pdillon@alliesandmorrison.com)**Subject:** RE: Any news

Dear Marcus,

Thank you for sending over the overlay of the February plans against the December plans, this is very helpful to see the development would now site slightly lower than what we previously saw in February and we would now be willing to progress the application.

With regard to the additional bulk at the lower level which is adjacent to the Roundhouse, I was seeking some justification for this as it was raised during our Major Case Conference.

As we are now at a point where we are willing to proceed with the proposal, can you provide revised plans showing the development at the height now agreed which are to scale. These would be a full set of proposed plans including elevations and sections together with verified views. Can you also amend the Design and Access Statement so the images within now reflect the revised scheme.

There are also a few documents which weren't submitted with the applications for validation. I've listed these below for info together with a link to the Council's website which contains

information about each report:

- Air Quality Assessment (<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/air-quality-assessment/>)
- Contaminated Land Assessment (<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/contaminated-land-assessments/>)
- Planning Statement (<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/planning-statements/>)
- Transport Statement (<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/transport-assessments/>) I note you have a section in the Design and Access Statement on Transport, is this your Transport Statement?

At this stage, once I have received the revised plans, Design and Access Statement and Planning Statement I am happy to validate the application with the remaining documents listed to be provided in due course, as I understand these may take time to prepare.

Moving forward, we think it would be a good time for you to meet with Bethany Cullen our Head of Department and David Joyce our Director of Regeneration and Planning to discuss your long term plans for the Roundhouse. If you would like to please let me know and I will arrange.

Regards, --
Seonaid Carr
Principal Planning Officer

Telephone: 020 7974 2766



From: Marcus Davey [<mailto:Marcus.Davey@roundhouse.org.uk>]
Sent: 15 December 2016 10:47
To: Carr, Seonaid
Subject: Any news

Dear Seonaid

As you know we are very keen to re-submit our planning application as soon as possible. I was wondering if you were now in a position to respond to my email from earlier in the week.

With best wishes

Marcus

—

Marcus Davey | Chief Executive and Artistic Director | 020 7424 6787 (Ext 787) | www.roundhouse.org.uk

Each year the Roundhouse works with over 3,000 11-25s enabling them to realise their creative potential; and offers audiences of all ages new and extraordinary experiences in live music, circus, theatre and new media. Our new building has just won the London Planning Award for Best New Place to Work.

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